



## 27 Balder Road

Norton, Stockton-On-Tees, TS20 1BE

**Offers over £120,000**



Well Maintained Three Bedroom Family Home | Prime Norton Location | Complete Onward Chain

Situated Within One Of Norton's Most Desirable Residential Areas, This Well Maintained Three Bedroom Family Home Offers Spacious Accommodation, Modern Upgrades And Excellent Convenience, Being Just A Short Walk From Norton High Street, Its Popular Amenities, Restaurants, Bars And Transport Links.



**Full Description**

Ideal For Families, First Time Buyers Or Investors, The Property Is Ready To Move Straight Into And Also Offers Excellent Buy-To-Let Potential With An Estimated Rental Income Of Approximately £800 PCM.

Upon Entering, You Are Welcomed Into A Bright And Inviting Hallway Leading To The Main Living Accommodation.

The Property Benefits From A Recently Updated Kitchen Installed Approximately Three Years Ago, Offering Modern Units, Practical Storage And Excellent Workspace.

A Particular Advantage Is The Recently Installed Ground Floor Shower Room, Alongside A Separate WC, Providing Additional Convenience For Modern Family Living.

To The First Floor, The Property Offers Three Well Appointed Bedrooms, Providing Comfortable Accommodation For A Variety Of Buyers.

Externally, The Property Features A Generous West Facing Rear Garden, Ideal For Enjoying Afternoon And Evening Sunshine, With Plenty Of Space For Families, Entertaining And Outdoor Enjoyment.

To The Front, There Is A Patterned Concrete Imprint Driveway Offering Potential For Off Road Parking, Subject To Any Necessary Permissions.

Further Improvements Include A Boiler Installed In 2020 And Annually Serviced, A New Consumer Unit Installed In 2017, Some Replacement Windows Fitted Within The Last Five Years, And A Replacement Roof Approximately 10-15 Years Ago.

Offering A Superb Combination Of Location, Space And Practical Upgrades, This Property Represents An Excellent Opportunity Within A Prime Norton Setting.

**Location**

Situated Within The Highly Regarded Norton Area Of Stockton-On-Tees, This Property Occupies A Popular Residential Setting Known For Its Excellent Local Amenities And Strong Community Feel. Norton Remains A Favoured Location For Families, Professionals And First-Time Buyers Alike.

A Range Of Local Shops, Cafés And Everyday Conveniences Are Located Within Approximately 0.3 Miles (Around A 5-7 Minute Walk), While The Vibrant Norton High Street Is Around 0.8 Miles Away (Approximately A 15 Minute Walk) Offering A Fantastic Selection Of Independent Restaurants, Bars, Cafés And Boutique Shops.

Stockton Town Centre Lies Approximately 1.5 Miles Away (Around A 5 Minute Drive) Providing A Wider Choice Of Retail, Leisure And Transport Facilities. The Property Also Benefits From Excellent Road Links Via The A19 And A66, Allowing Convenient Travel Throughout Teesside And Beyond.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase.

Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation

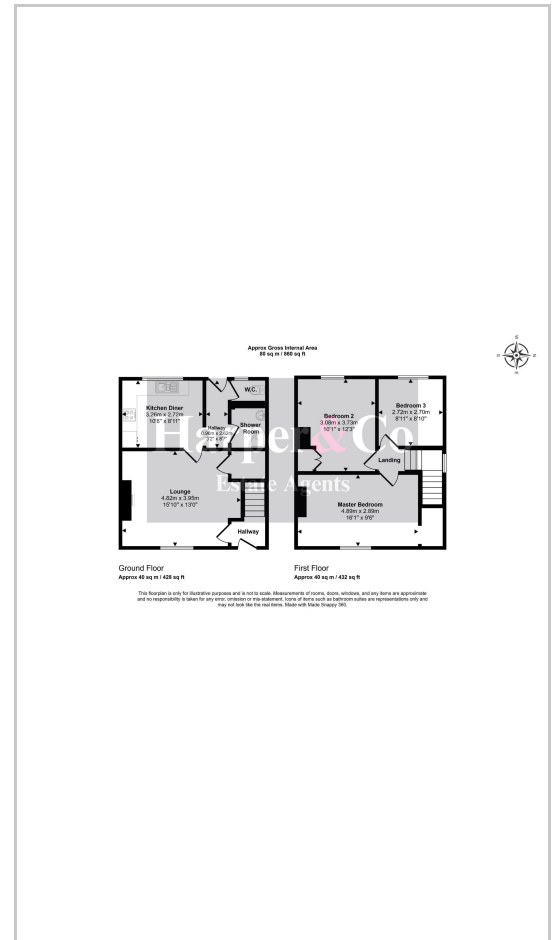
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

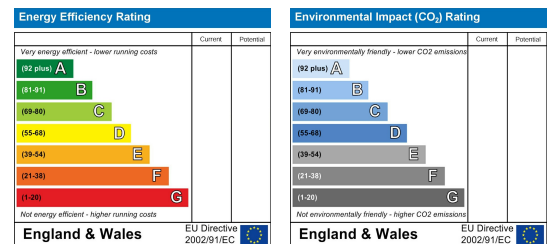
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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